



# महाराष्ट्र शासन राजपत्र

## असाधारण भाग एक - नाशिक विभाग

वर्ष - ८, अंक - २ ]

शुक्रवार, मार्च १५, २०१९ / फाल्गुन २४, शके १९४०

[ पृष्ठ १५

### असाधारण क्रमांक २

### प्राधिकृत प्रकाशन

### नगर विकास विभाग

मंत्रालय, मुंबई - ४०० ०३२

दिनांक २३ ऑक्टोबर २०१८

महाराष्ट्र प्रादेशिक नियोजन व नगररचना अधिनियम, १९६६

### अधिसूचना

क्रमांक टीपीएस-१६१८/१३४४/प्र. क्र. २३२ (अ)/२०१८/नवि-९.- ज्याअर्थी, श्रीरामपूर नगरपरिषद, जिल्हा अहमदनगर (यापुढे “उक्त नियोजन प्राधिकरण” म्हणून संबोधलेले आहे) या नियोजन प्राधिकरणाने महाराष्ट्र प्रादेशिक नियोजन व नगररचना अधिनियम, १९६६ (सन १९६६ चा महाराष्ट्र अधिनियम क्रमांक ३७ वा) (यापुढे “उक्त अधिनियम” असा उल्लेख करण्यात आलेला आहे) चे कलम २३ (१), सह-कलम ३८ अन्वयेच्या तरतुदीनुसार ठराव क्रमांक ५९ व ६०, दिनांक २९ जानेवारी २०१३ अन्वये त्यांच्या कार्यक्षेत्रातील क्षेत्रासाठी दुसरी सुधारित विकास योजना (यापुढे “उक्त प्रारूप विकास योजना” असा उल्लेख करण्यात आला आहे) तयार करणेचा इरादा जाहीर केला आहे व त्याबाबतची सूचना महाराष्ट्र शासन राजपत्र, नाशिक विभागीय पुरवणी, भाग-एक मध्ये दिनांक १५ ते २९ ऑगस्ट २०१३ रोजी प्रकाशित झाली आहे ;

आणि ज्याअर्थी, उक्त नियोजन प्राधिकरणाने उक्त अधिनियमाच्या कलम २५ अन्वये त्यांच्या कार्यक्षेत्रातील जमिनीचे सर्वेक्षण करून, उक्त प्रारूप विकास योजना तयार करून उक्त अधिनियमाच्या कलम २६ (१) अन्वये विहित ६ महिन्यांच्या वाढीव मुदतीत प्रसिद्ध केली असून, त्याबाबतची सूचना महाराष्ट्र शासन राजपत्र, नाशिक विभागीय पुरवणी, भाग-एक मध्ये दिनांक ११ ते १७ फेब्रुवारी २०१६ रोजी प्रसिद्ध झाली आहे ;

आणि ज्याअर्थी, सदरहू प्रसिद्ध झालेल्या उक्त प्रारूप विकास योजनेवर विहित मुदतीत आलेल्या हरकती व सूचनांचा विचार करून उक्त अधिनियमाच्या कलम २८ (२) नुसार स्थापन केलेल्या नियोजन समितीने तिचा अहवाल उक्त नियोजन प्राधिकरणाकडे सादर केला आहे ;

आणि ज्याअर्थी, उक्त नियोजन प्राधिकरणाने ठराव क्रमांक ८२, दिनांक २२ मार्च २०१७ अन्वये उक्त अधिनियमाच्या कलम २८ (४) अन्वये उक्त विकास योजनेमध्ये काही फेरबदल सुचविलेले आहेत व सदरहू फेरबदलासह विकास योजना (यापुढे “उक्त विकास योजना” असा उल्लेख करण्यात आलेला आहे) जनतेच्या अवलोकनार्थ प्रसिद्ध केली असून, त्याबाबतची सूचना महाराष्ट्र शासन राजपत्र, नाशिक विभागीय पुरवणी, भाग-एक मध्ये दिनांक १३ ते १९ एप्रिल २०१७ रोजी पृष्ठ ६९ ते ७४ वर प्रसिद्ध केली आहे ;

आणि ज्याअर्थी, उक्त नियोजन प्राधिकरणाने उक्त अधिनियमातील कलम ३० मधील उप-कलम (१) मधील तरतुदीनुसार, उक्त विकास योजना मराठी पत्र क्रमांक वशि-८२२०१७/११०४, दिनांक २१ एप्रिल २०१७ अन्वये शासनास मंजुरीस्तव सादर केली आहे ;

आणि ज्याअर्थी, उक्त अधिनियमाच्या कलम ३१ (१) च्या तरतुदीनुसार उक्त विकास योजनेबाबत केलेल्या चौकशीनुसार तसेच संचालक, नगररचना, महाराष्ट्र राज्य, पुणे यांचेशी सल्लामसलत करून उक्त विकास योजना, उक्त अधिनियमाच्या कलम ३० अन्वये शासनास मंजुरीच्या सादर केलेल्या दिनांकापासून मूळ मुदत सहा महिने तदनंतर वाढीव एक वर्ष मुदतीच्या आत मंजूर करणे आवश्यक आहे ;

(१)

वि (एच) ६९५

आणि ज्याअर्थी, उक्त अधिनियमाच्या कलम १४८-क मधील सुधारित तरतुदीनुसार, केंद्र शासनाचे निवडणूक आयोगाने किंवा राज्य शासनाचे निवडणूक आयोगाने त्यांचे कार्यक्षेत्रातील निवडणुकीच्या अनुषंगाने जाहीर केलेल्या आचारसंहितेमुळे विकास योजना, प्रादेशिक योजना किंवा नगर रचना योजनेची कार्यवाही पूर्ण होऊ शकलेली नाही, असा कालावधी गणना करतेवेळी वगळणेचा आहे ;

आणि ज्याअर्थी, उक्त अधिनियमाच्या कलम ३१ (१) मधील तरतुदीनुसार उक्त विकास योजनेबाबत केलेल्या चौकशीनुसार तसेच संचालक, नगररचना, महाराष्ट्र राज्य, पुणे यांचेशी केलेल्या सल्ला मसलतीनुसार शासन उक्त विकास योजना मंजुरीच्या निर्णयाप्रत आले असून, उक्त विकास योजनेतील सोबत जोडलेल्या तक्ता “अ” (SM-1, SM-2.... इ.) मधील बदलासह भागशः विकास योजनेस, तक्ता “ब” मधील (E-1, E-2..... इ.) सारभूत स्वरूपाचे फेरबदल वगळून, विकास योजनेस मंजुरी देणेत येत आहे ;

आणि त्याअर्थी, उक्त अधिनियमाच्या कलम ३१ (१) मधील शासनास असलेल्या शक्तिचा वापर करून शासन खालीलप्रमाणे आदेश पारीत करीत आहे.

- (अ) उक्त अधिनियमाच्या कलम ३१ (१) नुसार उक्त विकास योजनेच्या मंजुरीसाठी दिनांक २३ ऑक्टोबर २०१८ हा दिवस धरून मुदतवाढ करणेत येत आहे.
- (ब) श्रीरामपूर नगरपरिषदेची उक्त विकास योजनेस सोबतचा तक्ता “अ” मधील बदलासह व सूचना क्रमांक टीपीएस-१६१८/१३४४/प्र. क्र. २३२ (ब)/२०१८/नवि-०९, दिनांक २३ ऑक्टोबर २०१८ सोबत जोडलेल्या तक्ता “ब” मधील स्वरूपाचे फेरबदल वगळून, विकास योजनेस मंजुरी देण्यात येत आहे.
- (क) महाराष्ट्र राज्यातील नगरपरिषदा व नगरपंचायतींसाठी शासन अधिसूचना क्रमांक टीपीएस-१८१२/१५७/प्र. क्र. ७१/१२/पुनर्बांधणी क्रमांक ३४/१२/नवि-१३, दिनांक २१ नोव्हेंबर २०१३ अन्वये मंजूर विकास नियंत्रण व प्रोत्साहन नियमावली व यासंदर्भात शासनाने वेळोवेळी निर्गमित फेरबदल / कलम १५४ अन्वये दिलेले निदेश उक्त विकास योजनेस लागू राहील.
- (ड) श्रीरामपूर नगरपरिषदेची उक्त भागशः मंजूर विकास योजना महाराष्ट्र शासन राजपत्रात अधिसूचना प्रसिद्ध झाल्याचे दिनांकापासून १ महिन्यात अंमलात येईल.

२. जी आरक्षणे / वाटपे / नामोद्दिष्ट सोबतच्या विकास योजना मंजुरीचा तक्ता “अ” व सूचनासोबत तक्ता “ब” मध्ये नमूद नाहीत, अशी आरक्षणे त्या त्या प्रयोजनासाठी उक्त विकास योजनेत दर्शविल्यानुसार मंजूर करणेत येत आहे.

३. विकास योजना अहवालात नमूद केलेले आरक्षणाचे क्षेत्र अंदाजे असून, अंतिम विकास योजनेत दर्शविलेल्या आरक्षणाच्या हद्दीनुसार जागेवर प्रत्यक्ष मोजणीनुसार राहील.

४. सार्वजनिक / निमसार्वजनिक विभागात दर्शविलेल्या खाजगी व भाडे तत्त्वावरील जागा, त्यातील सार्वजनिक / निम-सार्वजनिक वापर सुरू असेपर्यंत सार्वजनिक / निमसार्वजनिक विभागात असल्याचे मानण्यात येईल अन्यथा मुख्याधिकारी, श्रीरामपूर नगरपरिषद अशा जागेवर लगतच्या प्रमुख वापर विभागाबाबत खात्री करून व सहसंचालक, नगररचना, नाशिक विभाग, नाशिक यांचे पूर्वपरवानगीने उक्त जागेवर विकास परवानगी अनुज्ञेय करू शकतील.

५. सर्व्हे नंबर/गट नंबर/नगर भूमापन क्रमांक संबंधी आरेखकीय चुका, जागेच्या हद्दीबाबत, उच्च दाबाची विद्युत वाहिनी दर्शविण्याबाबत चुका, नदी, नाला इत्यादी पाण्याचे स्रोत जागेवरील प्रत्यक्षातील परिस्थितीनुसार अथवा नगर भूमापन अभिलेखानुसार, मंजूर रेखांकनानुसार अभिलेखावरून पडताळणीअंती मुख्याधिकारी, श्रीरामपूर नगरपरिषद हे सहसंचालक, नगररचना, नाशिक विभाग, नाशिक यांचे पूर्वपरवानगीने यासंबंधी दुरुस्ती करू शकतील.

६. मंजूर रेखांकनातील खुल्या जागेच्या स्थानमानामध्ये, ज्या नकाशावर हिरव्या रंगाने अस्तित्वातील खुल्या जागा म्हणून दर्शविण्यात आलेल्या आहेत, रेखांकन सुधारित केल्यावर बदल होऊ शकेल. जर सुधारित रेखांकनातील सदर खुली जागा इतर ठिकाणी रहिवास विभागात दर्शविल्यास, अस्तित्वातील खुली जागा याखालील क्षेत्र रहिवास विभाग म्हणून समजण्यात येईल.

७. सुविधा भूखंडे जसे प्राथमिक शाळा, बगीचा, खेळाचे मैदान, पोलीस स्टेशन इ. यावर ‘अ’, ‘ब’, ‘क’ नगरपरिषदांसाठी मंजूर विकास नियंत्रण नियमावलीतील नियम क्रमांक २.९ च्या तरतुदीनुसार अनुषंगिक वापर अनुज्ञेय राहील. नियोजन प्राधिकरण “सार्वजनिक सुविधा” यासाठी आरक्षित भूखंडावर विभागीय सहसंचालक, नगररचना, नाशिक विभाग, नाशिक यांचे सल्ल्याने उक्त नमूद वापरापैकी करावयाचे वापराबाबत निर्णय घेऊ शकतील.

८. उपरोक्त भागशः नमूद केलेली श्रीरामपूर नगरपरिषदेची अंतिम विकास योजना शासनाने मंजूर केली असून जनतेच्या अवलोकनार्थ कार्यालयीन कामकाजाच्या दिवशी कार्यालयीन वेळेत श्रीरामपूर नगरपरिषदेच्या कार्यालयात महाराष्ट्र शासन राजपत्रात प्रसिद्ध केलेल्या दिनांकापासून एक महिन्यापर्यंत उपलब्ध करणेत येत आहे.

सदरची सूचना महाराष्ट्र शासनाचे [www.urban.maharashtra.gov.in](http://www.urban.maharashtra.gov.in) या संकेतस्थळावरदेखील उपलब्ध केलेली आहे.

## URBAN DEVELOPMENT DEPARTMENT

Mantralaya, Mumbai - 400 032

dated 23rd October 2018

*The Maharashtra Regional and Town Planning Act, 1966*

### **Notification**

No. TPS-1618/1344/CR-232 (A)/2018/UD-9.— Whereas, the Shrirampur Municipal Council (district Ahmadnagar) (hereinafter referred to as "the said Planning Authority") being the Planning Authority for the area under its jurisdiction under Clause (19) of Section 2 of the Maharashtra Regional and Town Planning Act, 1966 (Mah. Act No. XXXVII of 1966) (hereinafter referred to as "the said Act") has by its Resolution Nos. 59 and 60, dated 29th January 2013 made a declaration under Section 23 (1), read with Section 38 of the said Act, declared its intention to prepare the Second Revised Development Plan (hereinafter referred to as "the said Draft Development Plan") for the entire area within its jurisdiction and Notice of such declaration was published in the Maharashtra Government Gazette (hereinafter referred to as "Official Gazette"), Part-I, Nashik, dated 15th - 21st August 2013 ;

and whereas, the said Planning Authority, after carrying out survey of the lands within its jurisdiction as required under Section 25 of the said Act, published a Notice in Maharashtra Government Gazette, Nashik Division Supplement, Part-I, dated 11th - 17th February 2016 within extended period of six months, for inviting suggestions / objections to the said Draft Development Plan of Shrirampur, prepared by it under sub-section (1) of Section 26 of the said Act;

and whereas, after considering the suggestions and objections received in respect of the said Draft Development Plan, the Planning Committee constituted under Section 28 (2) of the said Act, submitted its Report to the said Planning Authority;

and whereas, the said Planning Authority, *vide* Resolution No. 82, dated 22nd March 2017, suggested certain modifications in the said Draft Development Plan under sub-section (4) of Section 28 of the said Act, and published the said Draft Development Plan so modified (hereinafter referred to as "said Development Plan") for information of the General Public, under sub-section (4) of Section 28 of the said Act, by a Notice published in Maharashtra Government Gazette, Nashik Division Supplement, Part - 1, dated 13th - 19th April 2017, on pages 69 to 74;

and whereas, in accordance with the provisions of sub-section (1) of Section 30 of the said Act, the said Planning Authority has submitted the said Development Plan to the Government of Maharashtra for sanction *vide* its Marathi letter No. वशि.- 822017/1104, dated 21st April 2017 ;

and whereas, in accordance with sub-section (1) of Section 31 of the said Act, the Government, after making necessary enquiries and after consulting the Director of Town Planning, Maharashtra State, Pune, is of the view that it is necessary to sanction the said Development Plan within a period of six months from the date of its submission under Section 30 of the said Act or within such extended period as shall not be exceed twelve months in aggregate a part of the said Draft Development Plan of the said Municipal Council ;

and whereas, in accordance with the amended provisions of Section 148-A of the said Act in computing the period in relation to any Development Plan, Regional Plan or Scheme the period or periods during which any action could not be completed due to enforcement of any Code of Conduct by the Election Commission of India or the State Election Commission in respect of any Election shall be excluded ;

and whereas, in accordance with sub-section (1) of Section 31 of the said Act, after making necessary enquiries and after consulting the Director of Town Planning, Maharashtra State, Pune, the State Government has decided to sanction a Part of the said Development Plan with modifications as specified in Schedule - A (as SM-1, SM-2... etc..) excluding the Substantial Modifications as specified in Schedule - B (as EP-1, EP-2 ... etc.).

Now, therefore in exercise of the powers conferred under sub-section (1) of Section 31 of the said Act and of all other powers enabling it on that behalf, the Government of Maharashtra hereby –

- (a) Extends the period prescribed under Section 31 (1) of the said Act for sanctioning the said Development Plan upto and inclusive of the 23rd October 2018.
- (b) Sanctions the said Development Plan for Shrirampur Municipal Council, along with the Schedule of Modifications namely Schedule - A, appended hereto, excluding, the substantial modifications as specified in Schedule - B appended to the Notice No. TPS-1618/1344/CR-232 (B)/2018/UD-9, dated the 23rd October 2018.
- (c) The Development Control and Promotion Regulations for Municipal Council and Nagar Panchayats in Maharashtra sanctioned *vide* the Government Notification No. TPS-1812/157/CR-71/12/Reconstruction No. 34/12/DP/UD-13, dated the 21st November, 2013, and subsequent Modifications/Directions issued in this regard under Section 154 of the Maharashtra Regional and Town Planning Act, 1966 shall be applicable for the area of the Shrirampur Municipal Council for which the said Development Plan has been prepared.
- (d) Declares that, the Final Development Plan (Part) for area of the Shrirampur Municipal Council shall come into force after one month from the date of publication of this Notification in the Official Gazette.

2. The Reservations / allocations / designations which do not appear in the Schedule appended to the Notification Sanctioning Development Plan or the Notice proposing the modifications of substantial nature, are hereby sanctioned for the respective purpose as designated in the aforesaid Sanctioned Development Plan.

3. Areas of reserved sites mentioned in the report of the aforesaid Sanctioned Development Plan are approximate and subject to actual measurement on site as per boundaries shown on the Final Development Plan.

4. The Private or Rental Premises designated in Public / Semi-Public Zone shall continue to be in such Zone as long as Public / Semi-Public user exists otherwise the Chief Officer, Shrirampur Municipal Council, district Ahmadnagar shall allow development permission on such lands considering adjoining predominant land use Zone after due verification and with prior written approval of the Joint Director of Town Planning, Nashik Division, Nashik.

5. Draftsman's errors in S. No. / G. No. / C.T.S. No., errors in boundaries of such land parcels, errors in showing alignment of existing High Tension Line, Nalas, River, Canal, Lake and Like Water Bodies, etc., which are required to be corrected as per actual situation on site / or as per Survey Records, Sanctioned Layout, Revenue Record etc., shall be corrected by the Chief Officer, Shrirampur Municipal Council, district Ahmadnagar, after due verification of document and prior approval of the Joint Director of Town Planning, Nashik Division, Nashik.

6. Those open spaces from sanctioned layouts that are earmarked as existing open spaces (in Green colour) on the aforesaid Development Plan are subject to changes if respective layouts are revised. If the layout is revised and if open spaces is shown elsewhere in Residential Zone, then the existing open space in the layout as shown on the said Development Plan shall be treated as Residential Zone.

7. On Public Amenities Sites, Primary School, Garden, Playground, Police Station, Convenience Shopping, Health Club etc., users alongwith ancillary use on the lines mentioned in Rule No. 2.9 of DCPR for "A", "B", "C" Class Municipal Councils will be permissible, Planning Authority in consultation with the Divisional Head of the Town Planning may decide the use of lands reserved for Public Amenity from above mentioned users.

8. The aforesaid Final Development Plan of Shrirampur sanctioned partly by the State Government, shall be kept open for inspection by the general public, during office working hours on all working days for a period of one month from the date of coming into force of this Notification, in the Office of the Chief Officer, Shrirampur Municipal Council, district Ahmadnagar.

This Notification is also available on Government's website at [www.maharashtra.gov.in](http://www.maharashtra.gov.in)

## SCHEDULE "A"

### MODIFICATIONS SANCTIONED BY GOVERNMENT UNDER SECTION 31 (1) OF THE MAHARASHTRA REGIONAL AND TOWN PLANNING ACT, 1966

#### ( SECOND REVISED DEVELOPMENT PLAN OF SHRIRAMPUR )

**ACCOMPANIMENT TO THE GOVERNMENT NOTIFICATION No. TPS-1618/1344/CR-232 (A)/2018/UD-9, dated 23rd October 2018**

Sr. No.	Modification No.	Proposals of Draft Development Plan published under Section 26	Proposals of Draft Development Plan submitted under Section 30	Modifications made by the Government while sanctioning the Draft Development Plan under Section 31 of the Maharashtra Regional and Town Planning Act, 1966
1	2	3	4	5
1	SM-1	Site No. 34, "Playground" T. P. Scheme No. 1, Final Plot No. 1158/1.	<b>M-1.</b> — Out of total area admeasuring 5000 sq. meters, an area admeasuring 3950 sq. meters is to be deleted from reservation and to be included in Residential Zone subject to condition that remaining area admeasuring approximately 1050 sq. meters on South-West corner of reservation to be handed over Municipal Council free of cost for Playground as shown on plan.	Site No. 34 is retained as "Playground" as per the Plan published under Section 26 of the Maharashtra Regional and Town Planning Act, 1966.
2	SM-2	Site No. 47 "Playground" S. No. 29 and 30 (old) S. No. 10 and 14 (New).	<b>M-3.</b> — Out of total area admeasuring 4700 sq. meters, an area admeasuring 2000 sq. meters on West side of reservation is to be deleted and to be included in Residential Zone as shown on plan.	Site No. 47 is retained as "Playground." as per the Plan published under Section 26 of the Maharashtra Regional and Town Planning Act, 1966.
3	SM-3	Site No. 98 "Shopping Centre" T. P. Scheme No. 5.	<b>M-4.</b> — Site No. 98 to be Re-designated as Garden.	Sanctioned as per plan submitted under Section 30 of the Maharashtra Regional and Town Planning Act, 1966.

SCHEDULE "A" - *contd.*

1	2	3	4	5
4	SM-4	Site No. 84, "Shopping Centre" T. P. Scheme No. 5.	<b>M-6.</b> — The Owner may be allowed to develop the remaining area on the condition that 20 per cent of permissible built-up area of total area under 'Shopping Centre' reservation is handed over free of cost to Municipal Council.	Site No. 84 is retained as "Shopping Centre" as per the Plan published under Section 26 of Maharashtra Regional and Town Planning Act, 1966.
5	SM-5	Site No. 81, "Garden" T. P. Scheme No. 5.	<b>M-7.</b> — Out of total area admeasuring 5700 sq. meters, an area admeasuring 1500 sq. meters on West-South of reservation fronting on 9.00 meters Development Plan road to be reserved as "Garden" and remaining area is deleted from reservation and to be included in Residential Zone.	Site No. 81 "Garden" is retained as per the Plan published under Section 26 of the Maharashtra Regional and Town Planning Act, 1966.
6	SM-6	Site No. 52, "Garden" C.T.S. No. 2122 (Pt.).	<b>M-9.</b> — Out of total area admeasuring 15000 sq. meters approximately, an area admeasuring 4000 sq. meters on South side is to be deleted from reservation and to be included in Residential Zone as shown on plan.	Site No. 52 "Garden" is retained as per the Plan Published under Section 26 of the Maharashtra Regional and Town Planning Act, 1966.
7	SM-7	18.00 meters Development Plan Road.	<b>M-10.</b> — The road alignment to be kept as per sanctioned lay-out.	Alignment retained as per the Plan published under Section 26 of the Maharashtra Regional and Town Planning Act, 1966.
8	SM-8	Existing Open Space T.P. Scheme No. 1 (CTS Nos. 1671, 1718, 1721, 1722, 1723, 1672 ).	<b>M-11.</b> — Residential Zone	Retained as per the Plan published under Section 26 of the Maharashtra Regional and Town Planning Act, 1966.
9	SM-9	15.00 meters Develop- ment Plan Road (CTS No. 2135).	<b>M-12.</b> — The road alignment to be kept as per sanctioned lay-out.	Alignment retained as per the Plan published under Section 26 of the Maharashtra Regional and Town Planning Act, 1966.

10	SM-10	Residential Zone (Shirasgaon, Gat No. 134/1/1) T. P. Scheme No. 1 Final Plot No. 15 (pt.).	<b>M-13.</b> — Site No. 61-A "Vegetable Market and Shopping Centre".	Sanctioned as per the Plan published under Section 26 of the Maharashtra Regional and Town Planning Act, 1966.
11	SM-11	Site No. 56, "Town Hall" S. No. 5/9/2, C.T.S. No. 2125.	<b>M-14.</b> — Residential Zone	Site No. 56, "Town Hall" is retained as per the Plan published under Section 26 of the Maharashtra Regional and Town Planning Act, 1966.
12	SM-12	Public and Semi - Public Zone (S. No. 311).	<b>M-15.</b> — Location of Mahadev Mandir and Primary School to be shown separately in Public and Semi-Public Zone as shown on plan.	Sanctioned as per the Plan published under Section 26 of the Maharashtra Regional and Town Planning Act, 1966.
13	SM-13	Site No. 57 "PublicAmenity".	<b>M-16.</b> —An area admeasuring 8000 sq. meters (out of 1.00 Hectare) is to be deleted from reservation and included in Residential Zone Subject to condition that an area of 2000 sq.meters will be handed over free of cost for "PublicAmenity".	Site No. 57 "PublicAmenity" is retained as per the Plan published under Section 26 of the Maharashtra Regional and Town Planning Act, 1966.
14	SM-14	Residential Zone T. P. Scheme No. 4, F. P. No. 80/3.	<b>M-17.</b> — Site No. 71-A "Vegetable Market and Shopping Centre."	Sanctioned as per the Plan published under Section 26 of the Maharashtra Regional and Town Planning Act, 1966.
15	SM-15	Public/Semi-Public Zone. (Agashe Hospital).	<b>M-19.</b> — To be deleted from Public/Semi-Public Zone and included in Residential Zone.	Sanctioned as per the Plan published under Section 26 of the Maharashtra Regional and Town Planning Act, 1966.
16	SM-16	12.00 meters Development Plan Road.	<b>M-20.</b> — 18.00 meters wide road from Chavan Hospital to South Boundary of Municipal Council is to be shown as Existing road.	The road from Chavan Hospital to South Boundary of Municipal Council is to be shown as existing road as per site conditions.

## SCHEDULE "A" - contd.

1	2	3	4	5
17	SM-17	9.00 meters Wide Development Plan road. (CTS No. 2142 pt.).	<b>M-21.</b> — Alignment of 9.00 meters Wide Development Plan road to be sanctioned as per sanctioned layout as per Government letters, dated 15th July 2010.	Sanctioned as per the Plan submitted under section 30 of the Maharashtra Regional and Town Planning Act, 1966.
18	SM-18	Commercial Zone (Mangal Karyalaya) (S. No. 41).	<b>M-22.</b> — Residential Zone	Sanctioned as per the Plan submitted under Section 30 of the Maharashtra Regional and Town Planning Act, 1966.
19	SM-19	Site No. 35 "PublicAmenity" Site No. 36 "Playground."	<b>M-25.</b> — Site No. 35 High School (Area 0.62 hectare) Site No. 35-A Playground (Area 0.41 ha) Site No. 36 Primary School (Area 0.43 ha)	Sanctioned as per the Plan submitted under Section 30 of the Maharashtra Regional and Town Planning Act, 1966.
20	SM-20	Site No. 23 "Housing for Urban Poor" T. P. Scheme No. 1, F. P. No. 35-B and 35-D.	<b>M-26.</b> — To be deleted from reservation and to be included In Residential Zone subject to condition that land owner will hand over 20 per cent area of reservation to Municipal Council free of cost.	Site No. 23 "Housing for Urban Poor" is retained as per the Plan published under Section 26 of the Maharashtra Regional and Town Planning Act, 1966.
21	SM-21	Site No. 24 "Housing for Urban Poor" T. P. Scheme No. 1, F. P. No. 35-A.	<b>M-27.</b> — To be deleted from reservation and to be included In Residential Zone subject to condition that land owner will hand over 20 per cent area of reservation to Municipal Council free of cost.	Site No. 24 "Housing for Urban Poor" is retained as per the Plan published under Section 26 of the Maharashtra Regional and Town Planning Act, 1966.

By order and in the name of the Governor of Maharashtra,

**R. S. CHOUHAN,**  
Desk Officer,  
Maharashtra Government.



## नगर विकास विभाग

मंत्रालय, मुंबई - ४०० ०३२

दिनांक २३ ऑक्टोबर २०१८

### महाराष्ट्र प्रादेशिक नियोजन व नगररचना अधिनियम, १९६६

#### सूचना

क्रमांक टीपीएस-१६१८/१३४४/प्र. क्र. २३२ (ब)/२०१८/नवि-९.- ज्याअर्थी, श्रीरामपूर नगरपरिषद, जिल्हा अहमदनगर (यापुढे “उक्त नियोजन प्राधिकरण” म्हणून संबोधलेले आहे) या नियोजन प्राधिकरणाने महाराष्ट्र प्रादेशिक नियोजन व नगररचना अधिनियम, १९६६ (सन १९६६ चा महाराष्ट्र अधिनियम क्रमांक ३७ वा) (यापुढे “उक्त अधिनियम” असा उल्लेख करण्यात आलेला आहे) चे कलम २३ (१), सह-कलम ३८ अन्वयेच्या तरतुदीनुसार ठराव क्रमांक ५९ व ६०, दिनांक २९ जानेवारी २०१३ अन्वये त्यांच्या कार्यक्षेत्रातील क्षेत्रासाठी दुसरी सुधारित विकास योजना (यापुढे “उक्त प्रारूप विकास योजना” असा उल्लेख करण्यात आला आहे) तयार करणेचा इरादा जाहीर केला आहे व त्याबाबतची सूचना महाराष्ट्र शासन राजपत्र, नाशिक विभागीय पुरवणी, भाग-एक मध्ये दिनांक १५ ते २१ ऑगस्ट २०१३ रोजी प्रकाशित झाली आहे ;

आणि ज्याअर्थी, उक्त नियोजन प्राधिकरणाने उक्त अधिनियमाच्या कलम २५ अन्वये त्यांच्या कार्यक्षेत्रातील जमिनीचे सर्वेक्षण करून, उक्त प्रारूप विकास योजना तयार करून उक्त अधिनियमाच्या कलम २६ (१) अन्वये विहित ६ महिन्यांच्या वाढीव मुदतीत प्रसिद्ध केली असून, त्याबाबतची सूचना महाराष्ट्र शासन राजपत्र, नाशिक विभागीय पुरवणी, भाग-एक मध्ये दिनांक ११ ते १७ फेब्रुवारी २०१६ रोजी प्रसिद्ध झाली आहे ;

आणि ज्याअर्थी, सदरहू प्रसिद्ध झालेल्या उक्त प्रारूप विकास योजनेवर विहित मुदतीत आलेल्या हरकती व सूचनांचा विचार करून उक्त अधिनियमाच्या कलम २८ (२) नुसार स्थापन केलेल्या नियोजन समितीने तिचा अहवाल उक्त नियोजन प्राधिकरणाकडे सादर केला आहे ;

आणि ज्याअर्थी, उक्त नियोजन प्राधिकरणाने ठराव क्रमांक ८२, दिनांक २२ मार्च २०१७ अन्वये उक्त अधिनियमाच्या कलम २८ (४) अन्वये उक्त विकास योजनेमध्ये काही फेरबदल सुचविलेले आहेत व सदरहू फेरबदलासह विकास योजना (यापुढे “उक्त विकास योजना” असा उल्लेख करण्यात आलेला आहे) जनतेच्या अवलोकनार्थ प्रसिद्ध केली असून, त्याबाबतची सूचना महाराष्ट्र शासन राजपत्र, नाशिक विभागीय पुरवणी, भाग-एक मध्ये दिनांक १३ ते १९ एप्रिल २०१७ रोजी पृष्ठ ६९ ते ७४ वर प्रसिद्ध केली आहे ;

आणि ज्याअर्थी, उक्त नियोजन प्राधिकरणाने उक्त अधिनियमातील कलम ३० मधील उप-कलम (१) मधील तरतुदीनुसार, उक्त विकास योजना मराठी पत्र क्रमांक वशि-८२२०१७/१९०४, दिनांक २१ एप्रिल २०१७ अन्वये शासनास मंजुरीस्तव सादर केली आहे ;

आणि ज्याअर्थी, उक्त अधिनियमाच्या ३१ (१) मधील तरतुदीनुसार उक्त प्रारूप विकास योजना परिशिष्ट “अ” (SM-1, SM-2) मध्ये नमूद बदलांसह महाराष्ट्र शासन अधिसूचना क्रमांक टीपीएस-१६१८/१३४४/प्र. क्र. २३२ (अ)/२०१८/नवि-०९, दिनांक २३ ऑक्टोबर २०१८ अन्वये भागशः क्षेत्रासाठी या नोटीशीसोबतचे परिशिष्ट “ब” मध्ये नमूद सारभूत स्वरूपाचे बदलासह वगळून मंजूर केलेली आहे ;

आणि ज्याअर्थी, या नोटीशीसोबत परिशिष्ट “ब” मधील नमूद सारभूत स्वरूपाचे फेरबदल उक्त प्रारूप विकास योजनेतून वगळले असून सदर वगळलेले सारभूत स्वरूपाचे फेरबदल विकास योजना नकाशावर गुलाबी रंगाने (EP-1, EP-2.... इ.) दर्शविले आहेत ;

आणि त्याअर्थी, उक्त अधिनियमाच्या कलम ३१ (१) मधील व अनुषंगिक शासनास असलेल्या शक्तीचा वापर करून शासन खालीलप्रमाणे आदेश पारित करित आहे.

- (अ) सोबत जोडलेल्या परिशिष्ट “ब” नुसार सारभूत स्वरूपाच्या फेरबदलाबाबत सूचना देणेत येत असून, उक्त सारभूत स्वरूपाच्या फेरबदलाच्या अनुषंगाने उक्त सूचना महाराष्ट्र शासन राजपत्रात प्रसिद्ध झालेल्या दिनांकापासून ३० दिवसांच्या आत जनतेकडून सूचना / हरकती मागविण्यात येत आहेत.
- (ब) सहसंचालक, नगररचना, नाशिक विभाग, नाशिक यांची उक्त अधिनियमाच्या कलम ३१ (२) अन्वये जनतेच्या विहित मुदतीत प्राप्त हरकती/सूचनांबाबत सुनावणी देणेसाठी तसेच त्यावरील अहवाल शासनास पुढील कार्यवाहीसाठी सादर करणेसाठी नियुक्ती करणेत येत आहे.

२. सहसंचालक, नगररचना, नाशिक विभाग, नाशिक यांनी सोबतच्या परिशिष्ट “ब” मधील सारभूत फेरबदलाच्या अनुषंगाने सूचना महाराष्ट्र शासन राजपत्रात प्रसिद्ध झालेल्या दिनांकापासून ३० दिवसांच्या विहित कालमर्यादेत प्राप्त होणाऱ्या हरकती / सूचना स्वीकारून विचारात घ्याव्यात.

३. सदर सूचना सोबतच्या परिशिष्ट “ब” सह आणि प्रस्तावित सारभूत बदल दर्शविणारा नकाशा जनतेच्या अवलोकनार्थ खालील कार्यालयात कार्यालयीन कामकाजाच्या वेळेत व दिवशी उपलब्ध करणेत येत आहे.

१. सहसंचालक, नगररचना, नाशिक विभाग, नाशिक, विभागीय आयुक्त कार्यालय आवार, नाशिक रोड, नाशिक - ४२२ १०१.

२. सहायक संचालक, नगररचना, अहमदनगर शाखा, अहमदनगर

३. मुख्याधिकारी, श्रीरामपूर नगरपरिषद, श्रीरामपूर, जिल्हा अहमदनगर

सदरची सूचना महाराष्ट्र शासनाचे [www.maharashtra.gov.in](http://www.maharashtra.gov.in) या संकेतस्थळावरदेखील उपलब्ध करण्यात येत आहे.

**URBAN DEVELOPMENT DEPARTMENT**

Mantralaya, Mumbai - 400 032

dated 23rd October 2018

*The Maharashtra Regional and Town Planning Act, 1966***Notice**

No. TPS-1618/1344/CR-232 (B)/2018/UD-9.— Whereas, the Shrirampur Municipal Council (district Ahmadnagar) (hereinafter referred to as "the said Planning Authority") being the Planning Authority for the area under within its jurisdiction under Clause (19) of Section 2 of the Maharashtra Regional and Town Planning Act, 1966 (Mah. Act No. XXXVII of 1966) (hereinafter referred to as "the said Act") has by its Resolution Nos. 59 and 60, dated 29th January 2013 made a declaration under Section 23 (1), read with Section 38 of the said Act, declared its intention to prepare the Second Revised Development Plan (hereinafter referred to as "the said Draft Development Plan") for the entire area within its jurisdiction and Notice of such declaration was published in the Maharashtra Government Gazette (hereinafter referred to as "Official Gazette"), Part-I, Nashik, dated 15th - 21st August 2013 ;

and whereas, the said Planning Authority, after carrying out survey of the lands within its jurisdiction as required under Section 25 of the said Act, published a Notice in Maharashtra Government Gazette, Nashik Division Supplement, Part-I, dated 11th - 17th February 2016 within extended period of six months, for inviting suggestions / objections to the said Draft Development Plan of Shrirampur, prepared by it under sub-section (1) of Section 26 the said Act ;

and whereas, after considering the suggestions and objections received in respect of the said Draft Development Plan, the Planning Committee constituted under Section 28 (2) of the said Act, submitted its Report to the said Planning Authority ;

and whereas, the said Planning Authority, *vide* Resolution No. 82, dated 22nd March 2017, suggested certain modifications in the said Draft Development Plan under sub-section (4) of Section 28 of the said Act, and published the said Draft Development Plan so modified (hereinafter referred to as "said Development Plan") for information by the General Public, under sub-section (4) of Section 28 of the said Act, by a Notice published in Maharashtra Government Gazette, Nashik Division Supplement, Part - 1, dated 13th - 19th April 2017, on pages 69 to 74;

and whereas, in accordance with the provisions of sub-section (1) of Section 30 of the said Act, the said Planning Authority has submitted the said Development Plan to the Government of Maharashtra for sanction *vide* its Marathi letter No. वशि- 822017/1104, dated 21st April 2017 ;

and whereas, in accordance with sub-section (1) of Section 31 of the said Act, after making necessary enquiries and after consulting the Director of Town Planning, Maharashtra State, Pune, the State Government has sanctioned a Part of the said Development Plan with modifications as specified in Schedule "A" appended to the Notification No. TPS-1618/1344/CR-232 (A)/2018/UD-9, dated the 23rd October 2018 excluding the Substantial Modifications proposed by the Government which are shown on the plan verged in Pink Colour as specified in Schedule "B" appended hereto ;

and whereas, the Substantial Modifications proposed by the Government are excluded from the aforesaid Sanctioned Development Plan and are shown on the plan, verged in Pink Colour and marked as Excluded Part, *i. e.* as EP-1, EP-2 ..... etc.

Now, therefore in exercise of the powers conferred under Section 31 (1) of the said Act and of all other powers enabling it on that behalf, the Government of Maharashtra hereby –

(a) Gives Notice inviting suggestions and objections from any person in respect of the proposed Modifications of substantial nature, as specified in the Schedule "B" appended hereto, within a period of 30 days from the date of publication of this Notice in the Official Gazette.

(b) Appoints the Joint Director of Town Planning, Nashik Division, Nashik as an "Officer" under Section 31 (2) of the said Act to hear the suggestions / objections received by him within stipulated period and submit his Report thereupon to the Government for further necessary action.

Suggestions or objections regarding Substantial Modifications mentioned in Schedule "B" that may be received by the Joint Director of Town Planning, Nashik Division, Nashik having his Office at Divisional Commissioner Office Campus, Nashik Road, Nashik - 422 101, within the stipulated period of 30 days from the date of publication of this Notice in the Official Gazette, shall only be considered.

Copy of the said Notice along with Schedule "B" and the Plan showing the proposed Substantial Modifications is available for inspection by general public in the following offices during office hours on all working days.

(1) The Joint Director of Town Planning, Nashik Division, Nashik Commissioner office Compound, Nashik Road, Nashik - 422 101.

(2) The Assistant Director of Town Planning, Ahmadnagar Branch, Ahmadnagar.

(3) The Chief Officer, Shrirampur Municipal Council, Shrirampur district Ahmadnagar.

This Notification is also available on Government's website at [www.maharashtra.gov.in](http://www.maharashtra.gov.in)

## SCHEDULE "B"

## SUBSTANTIAL MODIFICATIONS REPUBLISHED BY GOVERNMENT UNDER SECTION 31 (1) OF THE MAHARASHTRA REGIONAL AND TOWN PLANNING ACT, 1966

## ( SECOND REVISED DEVELOPMENT PLAN OF SHRIRAMPUR )

## ACCOMPANIMENT TO THE GOVERNMENT NOTICE No. TPS-1618/1344/CR-232 (B)/2018/UD-9, dated 23rd October 2018

Sr. No.	Excluded Part	Proposals as per Development Plan published under Section 26 of the Maharashtra Regional and Town Planning Act, 1966	Proposal as per Development Plan submitted to the Government for sanction under Section 30 of the Maharashtra Regional and Town Planning Act, 1966	Modification of substantial nature as proposed by Government under Section 31 (1) of the Maharashtra Regional and Town Planning Act, 1966	
1	2	3	4	5	
1	EP-1	Site No. 46, "Vegetable Market and Shopping Centre."	<b>M-2.</b> — Out of total area under reservation area except at Sr. No. 1 is to be deleted from reservation and to be included in Residential Zone subject to fulfillment of condition mentioned below : (1) An area admeasuring approximately 1000 sq. meters fronting on 18.00 meters wide Development Plan road upto depth of approximately 16.00 meters to be handed over Municipal Council free of cost as shown on plan; and (2) Area admeasuring approximately 800 to 1000 sq. meters of the North-South road on the West of said reservation to be handed over Municipal Council free of cost as shown on plan :	Site No. 46, "Vegetable Market and Shopping Centre" is proposed to be deleted from reservation and land so released from reservation is proposed to be included in Residential Zone as shown on Plan.	

2	EP-2	Site No. 70, "Public Amenity".	<b>M-5</b> – Residential Zone	Site No. 14 "Public Amenity" is proposed to be deleted from reservation and land so released from reservation is proposed to be included in Residential Zone as shown on Plan.
3	EP-3	Site No. 71, "Garden".	<b>M-8</b> – Area admeasuring 4000 sq.meters of East side is to be deleted from reservation and to be included in Residential Zone. Remaining approximately 2200 sq.meters area on West side is to be retained for Garden as shown on plan.	Area admeasuring 5075 sq. meters is proposed to be deleted from reservation and land so released from reservation is proposed to be included in Residential Zone. Remaining area is to be retained for "Garden" as shown on Plan.
4	EP-4	(1) 15.00 meters Development Plan road. (2) Residential Zone (S. No. 41 and 38 pt.)	<b>M-18</b> – (1) 15.00 meters Development Plan road is proposed to be deleted and included in Residential Zone. (2) New 15.00 meters wide Development Plan road is proposed as shown on Plan.	(1) 15.00 meters Development Plan road is proposed to be deleted and included in Residential Zone. (2) New 15.00 meters wide Development Plan road is proposed as shown on Plan.
5	EP-5	30 meters wide Development Plan road (S. No. 52).	<b>M-23</b> – The alignment of proposed 30 meters East-West road is to be modified as per sanctioned lay-out in S. No. 52 as shown on plan.	The alignment of proposed 30 meters East-West road is to be modified as per sanctioned lay-out in S. No. 51/18, CTS No. 2016 as shown on plan.
6	EP-6	Residential Zone (S. No. 86, C.T.S. No. 2165).	<b>M-24</b> – A new 18.00 meters wide Development Plan road is proposed from Sangamner road to Canal on North as shown on Plan.	A new 18.00 meters wide Development Plan road is proposed from Sangamner road to Canal on North as shown on Plan.
7	EP-7	Site No. 53 "Public Amenity".	Site No. 53 "Public Amenity".	Site No. 53 "Public Amenity" is proposed to be deleted from reservation and land so released from reservation is proposed to be included in Residential Zone as shown on Plan.
8	EP-8	Site No. 63, "Educational Complex".	Site No. 63, "Educational Complex".	Site No. 63 "Educational Complex" is proposed to be deleted from reservation and land so released from reservation is proposed to be included in Residential Zone as shown on Plan.

SCHEDULE "B" - *contd.*

1	2	3	4	5
9	EP-9	Site No. 64, "Public Amenity".	Site No. 64, "Public Amenity".	Site No. 64 "Public Amenity" is proposed to be deleted from reservation and land so released from reservation is proposed to be included in Residential Zone as shown on Plan.
10	EP-10	Site No. 68, "Primary School and Playground".	Site No. 68, "Primary School and Playground".	Site No. 68 "Primary School and Playground" is proposed to be deleted from reservation and land so released from reservation is proposed to be included in Residential Zone as shown on Plan.
11	EP-11	Site No. 78, "Garden".	Site No. 78, "Garden".	Site No. 78 "Garden" is proposed to be deleted from reservation and land so released from reservation is proposed to be included in Residential Zone as shown on Plan.
12	EP-12	18.00 meters wide Development Plan road. (East-West road on North of C.T.S. No. 2024).	18.00 meters wide Development Plan road. (East-West road on North of C.T.S. No. 2024).	The width of 18.00 meters wide Development Plan road (East-West road on North of C.T.S.No. 2024) is proposed to be reduced to 9.00 meters and land so released due to reduction in road width is proposed to be included in Residential Zone as shown on Plan.
13	EP-13	12.00 meters wide Development Plan road (East-West road passing through S. Nos. 51, 51/30).	12.00 meters wide Development Plan road (East-West road passing through S. Nos. 51, 51/30).	12.00 meters wide Development Plan road (East-West road passing through S. Nos. 51, 51/30) is proposed to be deleted and land so released is proposed to be included in Residential Zone as shown on Plan.

The rectangular portion of area on North of Site No. 38 "PublicAmenity" upto 12.00 meters wide Development Plan road is proposed to be deleted from Residential Zone and is proposed to be merged with Site No. 38 "Public Amenity" as shown on Plan.

The land bearing CTS No. 2181 (Pt.) of rectangular portion on North of Site No. 44 "Playground" is proposed to be deleted from Residential Zone and is proposed to be merged with Site No. 44 "Playground" as shown on Plan.

Land bearing CTS No. 2150 (Pt.) and situated between 12.00 meters road on East, 9.00 meters road on West, 12.00 meters road on North and 18.00 meters road on South is proposed to be deleted from Residential Zone and is proposed to be merged with Site No. 83 "Playground" as shown on Plan.

Land bearing CTS No. 2150 (Pt.) and situated between 15.00 meters road on East, 18.00 meters road on North and 12.00 meters road on South is proposed to be deleted from Residential Zone and is proposed to be merged with Site No. 85 "Town Hall" as shown on Plan.

*By order and in the name of the Governor of Maharashtra,*

**R. S. CHOUHAN,**  
Desk Officer to Government.

Residential, S. No. 80 (Pt.)

Residential,  
S. No. 80 (Pt.).

EP-14

Residential

Residential

EP-15

Residential

Residential

EP-16

Residential

Residential

EP-17